

Our concerns regarding a park between Senate Hills and new construction on adjacent property are numerous. These are a few:

1. We will have a park as big as Zilker Park across the street in less than 2 years with concert space, children's activities and playscapes, hiking, biking, and nature stations. It will be right across the street from developments; no need to have additional park between developments and all the problems it will bring to our neighborhood.
2. Proposed park will be too small for the number of people living at the two adjacent multi-family developments.
3. Proximity of a pavilion to properties on Tower St. It will increase noise, safety concerns and will infringe on privacy.
4. Proximity of charcoal grills to residents on Tower, which will be a fire hazard and health hazard.
5. How will access be monitored? This poses a MAJOR safety and crime concerns. We are not clear on how it will be maintained or how crime and violations will be monitored and handled.
6. Austin Police Officer Andrew Kos confirmed on NextDoor app, APD cannot remove homeless individuals and will be allowed to camp in a public park. Remember, this park supposedly is between multifamily developments!
7. Proximity of a children's playscape to residents on Tower. There goes the quiet neighborhood!
8. Proximity of a Half Way House on Connally Ln. with a history of overdoses, drug use in common spaces, open area sexual activity, and trespassing. This poses safety concerns.
9. Private streets in new development, compared to Senate Hills' public streets and thus creating parking issues, is a problem. The new subdivision will be already using the entrance to Senate Hills, so more congestion will occur in and out of our subdivision.
10. Increased noise in close proximity to residents on Tower, Connally, and Rayburn.
11. Why is HOA President, Mr. Andy Creel, submitting the application instead of the developer/contractor as in original contract? Contract seems different than originally presented which many residents did not want to support? Submission is odd; timing is odd. Even developers changed as original developer went bankrupt. We really don't need or want a park!

## PUBLIC HEARING INFORMATION

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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

JACQUELINE WILLIAMS

Your Name (please print)

AUSTIN

4803 CARSONHILL DRIVE

TX 78723-6123

Your address(es) affected by this application

Jacqueline Williams

Signature

Date

Daytime Telephone: 512-695-9042

5-10-2021

Comments: MEMBER PSSNA - PARK NOT NEEDED

NOT APPROVED BY CITY OF AUSTIN IN ORIGINAL PLANNING

STAGE DUE TO FLOODING IN ADJACENT NEIGHBORHOOD AND

CONFLICT WITH SENATE HILLS MAJORITY. ALSO MULTIPLE

PARKS WITHIN WALKING-BIKING-HIKING DISTANCE.

MUELLER V. WALNUT CREEK 5)

DOHRE JORDAN 2)

GIVENS 3) CONFLICT OF WHO BEAR

BARTHOLOMEW 4) COST AND LIABILITY

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

IS THE PAYER



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**Contact:** Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308

**Public Hearing:** Planning Commission, May 11, 2021

Roslyn Williams

Your Name (please print)

5232 Tower Trail Austin TX 78723

Your address(es) affected by this application

Roslyn Williams

Signature

5-10-21

Date

Daytime Telephone: 512-576-9294

Comments: I am against this park because

promises where made to the residents  
of Senate Hills and not kept. Please  
see attached documents highlighted  
promises agreed upon. I would  
like to use these documents as my  
voice.

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Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810

☒ I am in favor  
☐ I object





**William Lyon Homes**  
*Experience the pride.*

January 17, 2019

Senate Hills Section One Homeowners Association Inc.

David Arnold: [davidarnold2323@gmail.com](mailto:davidarnold2323@gmail.com)

Abby Ruiz: [kittymadeline@gmail.com](mailto:kittymadeline@gmail.com)

Liliam Fernandez: [lefm\\_filo@yahoo.com](mailto:lefm_filo@yahoo.com)

Josh Morris: [joshualmorris3@gmail.com](mailto:joshualmorris3@gmail.com)

Sandy Navarro: [sjh0176@hotmail.com](mailto:sjh0176@hotmail.com)

Re: Senate Hills Neighborhood and RSI Communities/William Lyon Homes property located on E. 51<sup>st</sup>.

Dear Board Members:

We have received your counter proposal letter dated January 15, 2019. We greatly appreciate your response and find most everything to be agreeable, save some minor clarification. To follow are our responses to your letter.

1. Proposal Item 1: Agreed to. We will coordinate with legal and the City of Austin to draft the appropriate agreement(s) necessary to document this and will forward to you for review once drafted.
2. Proposal Item 2: William Lyon Homes agrees to replace the Senate Hills fence along E. 51<sup>st</sup>, turning into Hutchinson Drive. It will be replaced within 120 days of execution of an agreement regarding both this and the items below, as noted. We will have the agreement drafted and will forward for your review.
3. Proposal Item 3: William Lyon Homes will construct a private park on Lot 18, Block E for the joint use of our project and Senate Hills. Senate Hills will retain ownership of the land, with the HOA or the William Lyon development reimbursing Senate Hills for insurance and taxes on the property. However, the William Lyon HOA would like to pay for the maintenance of the park directly. Until all of our homes are built and sold, this will be a marketing tool for us and we need to ensure the maintenance obligation directly. This will be documented in the agreement referenced in Item 2 above.
4. Proposal Item 4: William Lyon Homes would prefer to pay the dues directly to the Senate Hills HOA. Due to corporate requirements we will not be able to reimburse the homeowners directly. This will also be documented in the agreement referenced in Item 2 above.
5. Senate Hills Item 1: William Lyon Homes agrees to reimburse Senate Hills up to \$3,000 for expenses incurred on the matters herein, and this will also be documented in the agreement referenced in Item 2 above.
6. Senate Hills Item 2: William Lyon Homes agrees to replace the fence on the western edge (rear of lots 1-17, block E) and eastern edge (rear of lots 16-34, block B), along with the wood fence at the cul-de-sac adjacent to the pond. This will be included in the agreement referenced in Item 2 above and will be completed within 120 days of execution of said agreement.





**William Lyon Homes**  
*Experience the pride.*

Regarding Neighborhood Concern 1 in the letter, we will install signs where our streets connect to the Senate Hills streets that identify parking being for Senate Hills residents only. The William Lyon development will indeed have on street parking available within our neighborhood for our residents. However, we understand your concern and believe that a sign(s) to restrict parking is the only logical way to remedy this concern.

Regarding Neighborhood Concern 2 in the letter, we believe that the addition of our project and homeowners will further add to security in the area, as there will be more "eyes" out and about. The homeowners on both sides of the park will naturally be drawn to be on the look-out for suspicious activity in the park. Perhaps both neighborhoods could create a joint Neighborhood watch program as well. We will have signage at the park regarding it being private, hours of use, and no trespassing.

We hope that these responses address all the items in your letter, but should we have missed anything, please let us know. As always, we would be glad to meet and further discuss any questions or concerns you have to ensure this is a benefit to both developments.

We met with our attorney to review the terms of the agreement this morning. We hope to have a draft to you for review by Friday January 25<sup>th</sup>. We will absolutely give you enough time to review and comment,

Sincerely,

Ryan Mattox  
Vice President of Land Development

cc: Ander Mitchell:

[amitchell@spectrumam.com](mailto:amitchell@spectrumam.com)



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Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Chifton Jackson - Jheng

Your Name (please print)

5328 Tower Tr 1 Austin TX 78723

Your address(es) affected by this application

☐ I am in favor  
☒ I object



Signature

Date

Daytime Telephone: 5728012684

Comments: I do not wish to have a

Park behind my home. Our HOA board has lied and made decision with the funds, regarding the park. There will not be any security for my safety. Being a female living alone most of the time. Safety would be an issue, traffic in our small community. The current HOA President want to say this will be a private park.

This is in the city park. There are many If you use this form to comment, it may be returned to: Other areas with use of a park.

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810

consideration of when the home(s) were bought many homeowners did not want a park especially the me and a few on tower did not want behind our home.



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Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Betty Heisser

Your Name (please print)

5425 Raeburn Ln.

Your address(es) affected by this application

Betty Heisser

Signature

Daytime Telephone: 512-936-0922

5/3/2021

Date

Comments:

Quiet neighbor

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

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Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810



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**Contact: Rosemary Avila, 512-974-2784 or**

**Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

*Wanda Carter*  
Your Name (please print)

*5320 Hutchinson Dr Austin TX 78723*

Your address(es) affected by this application

*Wanda Carter*

Signature

Daytime Telephone: *512-909-7302*

Date

*5/8/2021*

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Development Services Department

**Rosemary Avila**

P. O. Box 1088

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**Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

*Nellie Hyder*

Your Name (please print)

*0324 Tower Trail, Austin, TX 78723*

Your address(es) affected by this application

*Nellie Hyder*

Signature

Daytime Telephone: *512-822-1787*

Date

*5-3-2021*

☐ I am in favor  
☒ I object

Comments: *I am against it as they built this house of wood & they are trying to put it in the middle of the house & they are not taking the time to see if it is the right place for it. I am not sure if it is the right place for it.*

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Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Sonia Seeman

Your Name (please print)

5816 Walden Circle

Your address(es) affected by this application

5/16/21

Signature

Daytime Telephone: 340-699-5064

Comments:

This park was not discussed with residents of PSSNA (Pecan Springs Springdale) who are impacted by the presence of the park. There will not be a path to access it. And our neighbors on Northdale will be negatively impacted by run-off & flooding.

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Public Hearing: Planning Commission, May 11, 2021

Lois Coleman

Your Name (please print)

5400 North ME DR 78723

Your address(es) affected by this application

Lois Coleman

☐ I am in favor  
☒ I object

5/7/2021

Daytime Telephone: <sup>Signature HM</sup> 512-928-4938 <sup>Date</sup> 512-963-4938 CELL

Comments: Why the need for another park  
there are several other parks in this area.  
What are the "other associated improvements"?  
Why the need for parking if park is  
private and only for the residents in the  
new development, residents can walk to  
the park. What is the purpose of the  
pavilion?

If you use this form to comment, it may be returned to:

City of Austin  
Development Services Department  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810



## PUBLIC HEARING INFORMATION

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Case Number: **C-2020-0217C**

Contact: **Rry Avila, 512-974-2784 or**

**Erza, 512-974-2308**

**Public Hearing/Commission, May 11, 2021**

Your Name (print) \_\_\_\_\_

*5308 THDALE DR*

Your address (entered by this application) \_\_\_\_\_

*214 W. Carter*

Signature

Date

Daytime Telephone *512-947-4628*

Comments: *MUTUAL NOISE AND*

*NUISANCE AS A RESULT OF THIS*

*UNNECESSARY ROCKET PARK.*

*THERE IS A REAL PARK ACROSS THE*

*STREET*

If you use this form comment, it may be returned to:

City of Austin  
Development Services Department  
Rosemary A  
P. O. Box 10  
Austin, TX 7810

☐ I am in favor  
☒ I object



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

**Case Number:** SPC-2020-0217C  
**Contact:** Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308  
**Public Hearing:** Planning Commission, May 11, 2021

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

MMN  
Signature

5/3/21  
Date

Daytime Telephone:

Comments: enough traffic  
going thru Rayburn  
w/ a new division.

If you use this form to comment, it may be returned to:  
City of Austin  
Development Services Department  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810



## INFORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no está bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia pública determinará si una persona está legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).



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Case Number: 2020-0217C

Contact: Rry Avila, 512-974-2784 or  
Erza, 512-974-2308

Public Hearing/Commission, May 11, 2021

Your Name (print)

*URSULA CARTER*  
*5308 THDALE DR*

Your address (entered by this application)

*URSULA CARTER*  
*5308 THDALE DR*

Signature

Date

Daytime Telephone: *512-947-4628*

Comments: *AMTICIPET NOISE AND*  
*NUISANCE AS A RESULT OF THIS*  
*UNNECESSARY ROCKET PARK.*  
*THERE'S A REAL PARK ACROSS THE*  
*STREET*

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City of Austin  
Development Services Department  
Rosemary A  
P. O. Box 10  
Austin, TX 7810

☐ I am in favor  
☒ I object



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**Case Number: SPC-2020-0217C**

**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

**Jessica Fausak**

*Your Name (please print)*

**4804 Carsonhill Dr, Austin, TX 78723**

*Your address(es) affected by this application*

*Jessica Fausak*

*Signature*

**05/08/2021**

*Date*

Daytime Telephone: **210-386-4250**

Comments:

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

City of Austin  
Development Services Department  
**Rosemary Avila**  
P. O. Box 1088  
Austin, TX 78767-8810



**Certificate Of Completion**

Envelope Id: 254BA52CA3F24A55928AC08A7DCAAF02

Status: Completed

Subject: Planning Commission Form - JFausak.pdf

Source Envelope:

Document Pages: 1

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Jessica Fausak

AutoNav: Enabled

jessica.fausak@gmail.com

Enveloped Stamping: Disabled

IP Address: 64.207.219.73

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

**Record Tracking**

Status: Original

Holder: Jessica Fausak

Location: DocuSign

5/8/2021 9:53:26 AM

jessica.fausak@gmail.com

**Signer Events****Signature****Timestamp**

Jessica Fausak

jessica.fausak@gmail.com

Business Development Associate

Sellerant, LLC

Security Level: Email, Account Authentication  
(None)Signature Adoption: Pre-selected Style  
Using IP Address: 72.48.98.229

Sent: 5/8/2021 9:53:27 AM

Viewed: 5/8/2021 9:55:07 AM

Signed: 5/8/2021 9:55:32 AM

Freeform Signing

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

5/8/2021 9:53:27 AM

Certified Delivered

Security Checked

5/8/2021 9:55:07 AM

Signing Complete

Security Checked

5/8/2021 9:55:32 AM

Completed

Security Checked

5/8/2021 9:55:32 AM

**Payment Events****Status****Timestamps**



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Case Number: SPC-2020-0217C

Contact: Rosemary Avila, 512-974-2784 or

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, May 11, 2021

Jennifer Casey

Your Name (please print)

5505 Benton Ln. Austin, TX 78723

Your address(es) affected by this application

*[Signature]*

Signature

5-10-21

Date

Daytime Telephone: 512-786-9713

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810



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**Case Number: SPC-2020-0217C**

**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Andrew Smith

Your Name (please print)

5304 Hutchinson Dr.

Your address(es) affected by this application

Andrew Smith

Signature

5/5/21

Date

Daytime Telephone: 512-300-4185

Comments: No park in Senate Hills.

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

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Development Services Department  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810



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**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

David Arnold

*Your Name (please print)*

5405 Connally Lane

*Your address(es) affected by this application*

*D. Arnold*

*Signature*

5/10/21

*Date*

Daytime Telephone: 512-913-9927

Comments: I do not want a park, period.

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

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Rosemary Avila  
P. O. Box 1088  
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**Case Number: SPC-2020-0217C**

**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Ethan Ham

*Your Name (please print)*

5212 Tower Trail

☐ I am in favor  
☒ I object

*Your address(es) affected by this application*

*Ethan Ham*

5/10/21

*Signature*

*Date*

Daytime Telephone: 512-426-3601

Comments: I will give comment at hearing.

If you use this form to comment, it may be returned to:

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Development Services Department  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810



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**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Garyon Arnold

Your Name (please print)

5417 Connally Lane

Your address(es) affected by this application

*J. Arnold*  
Signature

5/9/21

Date

Daytime Telephone: \_\_\_\_\_

Comments: No park in Senate Hills. Not private or public.

If you use this form to comment, it may be returned to:

City of Austin  
Development Services Department  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810

☐ I am in favor  
☒ I object



## PUBLIC HEARING INFORMATION

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and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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**Case Number: SPC-2020-0217C**

**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Isabel Bass

*Your Name (please print)*

5216 Krueger Lane

*Your address(es) affected by this application*

*Isabel Bass*

*Signature*

5/4/21

*Date*

Daytime Telephone: 512-783-0389

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Comments: I attended meeting where the HOA(Andy, Gabe, Ryan, Sherry)  
gave falsde information to the residents and then refused to answer  
our questions.

The HOA even spread lies about people to were speaking out  
against the park. This is not being good neighbors.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

Rosemary Avila

P. O. Box 1088

Austin, TX 78767-8810



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**Case Number: SPC-2020-0217C**

**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Jarah Arnold

*Your Name (please print)*

5405 Connally Ln

*Your address(es) affected by this application*

**Jarah Arnold**

*Signature*

5/10/21

*Date*

Daytime Telephone: 512-944-2436

Comments: I do not want a park, the neighborhood does not need or want a park.

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

**Rosemary Avila**

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object



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**Case Number: SPC-2020-0217C**

**Contact: Rosemary Avila, 512-974-2784 or  
Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Ruth Davis

*Your Name (please print)*

5300 Hutchinson Dr

*Your address(es) affected by this application*

*RDavis*

*Signature*

5/4/21

*Date*

Daytime Telephone: 512-928-4334

Comments:

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City of Austin  
Development Services Department  
Rosemary Avila  
P. O. Box 1088  
Austin, TX 78767-8810

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object



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**Contact: Rosemary Avila, 512-974-2784 or**

**Elsa Garza, 512-974-2308**

**Public Hearing: Planning Commission, May 11, 2021**

Dora M. Fabelo

*Your Name (please print)*

5613 Bentsen Ln. Austin, TX 78723

*Your address(es) affected by this application*

5/7/2021

*Date*

*Signature*

512-507-6643

*Daytime Telephone:*

See attached for comments

*Comments:*

If you use this form to comment, it may be returned to:

City of Austin

Development Services Department

**Rosemary Avila**

P. O. Box 1088

Austin, TX 78767-8810